

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 Chamberlain Way, Williams Landing Vic 3027

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$630,000

Median sale price

Median price \$800,000 Property Type House Suburb Williams Landing

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1 Tumstone La WILLIAMS LANDING 3027	\$638,000	13/06/2023
2	13 Dennerley Way TRUGANINA 3029	\$625,000	02/06/2023
3	51 Glenfern Cirt TRUGANINA 3029	\$611,000	15/08/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/08/2023 10:04



Rooms: 1 Study Nook

Property Type: Land

Land Size: 336 sqm approx

Agent Comments

Comparable Properties



1 Tumstone La WILLIAMS LANDING 3027 (REI) Agent Comments



Price: \$638,000

Method: Auction Sale

Date: 13/06/2023

Property Type: House (Res)

Land Size: 272 sqm approx



13 Dennerley Way TRUGANINA 3029 (REI) Agent Comments



Price: \$625,000

Method: Private Sale

Date: 02/06/2023

Property Type: House (Res)

Land Size: 350 sqm approx



51 Glenfern Cirt TRUGANINA 3029 (REI) Agent Comments



Price: \$611,000

Method: Private Sale

Date: 15/08/2023

Property Type: House

Land Size: 250 sqm approx